



## DEPARTMENT OF GENERAL SERVICES

Executive Office • 1325 J Street, Suite 1910 • Sacramento, CA 95814 (916) 445-4145

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May 23, 2001

Mr. Bion M. Gregory  
Legislative Counsel  
State Capitol, Room 3021, B-30  
Sacramento, CA 95814

Dear Mr. Gregory:

The Department of General Services (DGS) is submitting the *Annual Report to the State Legislature – 2001 Surplus Proprietary Lands*, pursuant to Government Code Section 11011. This report identifies and describes the following items:

- Excess proprietary lands submitted for surplus declaration in the fiscal year 2001/2002 omnibus bill;
- Surplus proprietary lands which were disposed of during fiscal year 1999/2000; and
- Surplus proprietary lands pending disposition.

State agencies have submitted a total of four excess proprietary lands for inclusion in the 2001/02 omnibus bill. Based on preliminary DGS real estate staff analyses, the total value of these properties is estimated at over \$20 million. Following the Legislature's authorization of the submittals as surplus proprietary lands, complete appraisals will be prepared. The four excess proprietary state lands are detailed in this report.

Average annual revenue from the disposal of surplus proprietary lands was \$18,879,572 during the last five fiscal years. In fiscal year 1999/2000 the total revenue was \$4,208,502.

Unless otherwise authorized by surplus legislation, the surplus proprietary lands were offered first to state and local agencies consistent with Government Code Section 11011. Surplus lands not acquired by government agencies were typically marketed under open, competitive bidding conditions.

Surplus proprietary lands, which have not been conveyed by the end of fiscal year 1999/2000 are identified in the last portion of this report. If conveyed by January 1, 2001, which is the effective date of this report, it is noted.

Mr. Bion M. Gregory  
Legislative Counsel

-2-

If you need further information, you may have your staff contact Dwight Weathers, Assistant Chief, Real Estate Services Section, Department of General Services, at (916) 322-4436.

Very truly yours,

Barry D. Keene, Director  
Department of General Services

BDK:DW:mea

Attachment:

cc: See attached Distribution List #2  
Mike Courtney, Deputy Director, Real Estate Services Division, Department of  
General Services  
Jack Barr, Jr., Chief, Professional Services Branch, Real Estate Services Division,  
Department of General Services  
Dwight Weathers, Assistant Chief, Real Estate Services Section, Professional Services  
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Mr. Gregory Palmer Schmidt  
Secretary of the Senate  
State Capitol, Room 3044, E-22  
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# **2001** **Surplus** **Proprietary Lands**



**Annual Report  
to the State Legislature**

Department of General Services  
Professional Services Branch  
Real Estate Services Division



# Annual Report to the State Legislature

## Surplus Proprietary Lands 2001

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# Surplus Proprietary Lands 2001

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## Overview

The Department of General Services (DGS) has prepared this report for presentation to the Legislature, pursuant to Government Code Section 11011. This report, effective January 1, 2001, identifies and describes the following:

- Excess proprietary lands submitted by state agencies for surplus declaration in the 2001/2002 omnibus bill;
- Surplus proprietary lands which were disposed of during 1999/2000, the last complete fiscal year; and
- Surplus proprietary lands pending disposition.

State agencies have submitted a total of four excess proprietary lands for inclusion in the 2001/02 omnibus bill. Based on preliminary the DGS real estate staff analyses, the total value of these properties is estimated at over \$20 million. Following the Legislature's authorization of the submittals as surplus proprietary lands, complete appraisals will be prepared. The preliminary value estimates shown in this report could vary from the results of complete appraisals. In the following pages, the four excess proprietary state lands are described.

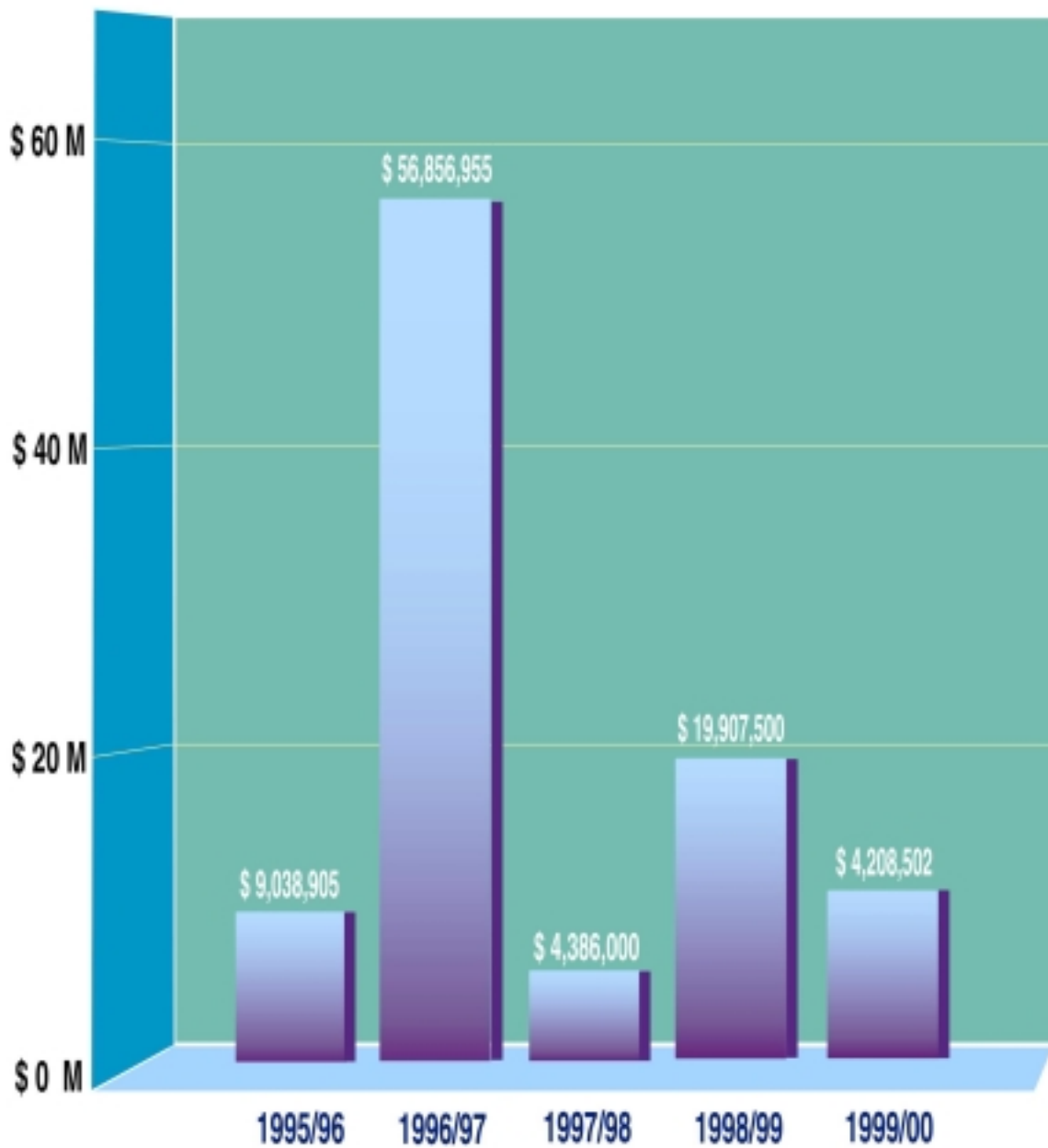
Pursuant to Government Code Section 11011, the disposal of surplus proprietary lands begins with priority offerings to state agencies and local agencies. Surplus lands that are not acquired by government agencies are typically marketed by the DGS real estate officers under open, competitive bidding conditions.

Revenue from the disposal of surplus proprietary lands during fiscal year 1999/2000 totaled \$4,208,502. Over the last five fiscal years, annual revenues fluctuated broadly (see the chart that follows); but, the average annual revenue was \$18,879,572 during the term.

Surplus proprietary lands which have not been conveyed by the conclusion of fiscal year 1999/2000 are identified in the last section of this report. If conveyed by the January 1, 2001, effective date of the report, this is noted in property status.

## Sales Revenue from Surplus Proprietary Lands

Chart: Last 5 Fiscal Years



## Excess Proprietary Lands

### For Surplus Declaration in the 2001/2002 Omnibus Bill

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## Excess Proprietary Land

### Department of Forestry & Fire Protection

### STIRLING CITY FOREST FIRE STATION (PORTION)

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Location	Northwest corner of Diamond and Laurel Streets, Stirling City, Butte County.
Size and Shape	0.4± acre irregular-shaped parcel.
Topography	Existing buildings reveal topography amenable to construction.
Improvements	Three historic buildings: residence, garage, and office.
Present Use	The three buildings are leased by Sierra Pacific Industries.
Accessibility	The parcel has frontage on two public streets, Diamond (gravel) and Laurel (paved).
Reason for Declaring Surplus	The three buildings are no longer needed for fire station operations, the buildings are deemed to be of historical significance, and it is intended that the three buildings be conveyed to the Stirling City Historical Society for preservation.
Agency Submitting Property	Department of Forestry and Fire Protection.
Date Acquired and Cost to State	June 18, 1964, at no cost.
Evidence of State Title	Quitclaim Deed from United States Department of Agriculture, recorded November 26, 1965, in Book 1401 of Deeds on Page 405, Butte County Records. Certificate of Acceptance of Gift approved by Director of Finance dated November 17, 1965. Secretary of State No. is 83-0387.
Legal Description	Assessor's Parcel Number 059-230-006 (portion). Legal description of excess land area is pending.
Encumbrances	Leasehold interest by Sierra Pacific Industries. Reversionary clause expired June 18, 1979. Other encumbrances not identified.
Estimated Current Market Value	Not identified.

# Excess Proprietary Land

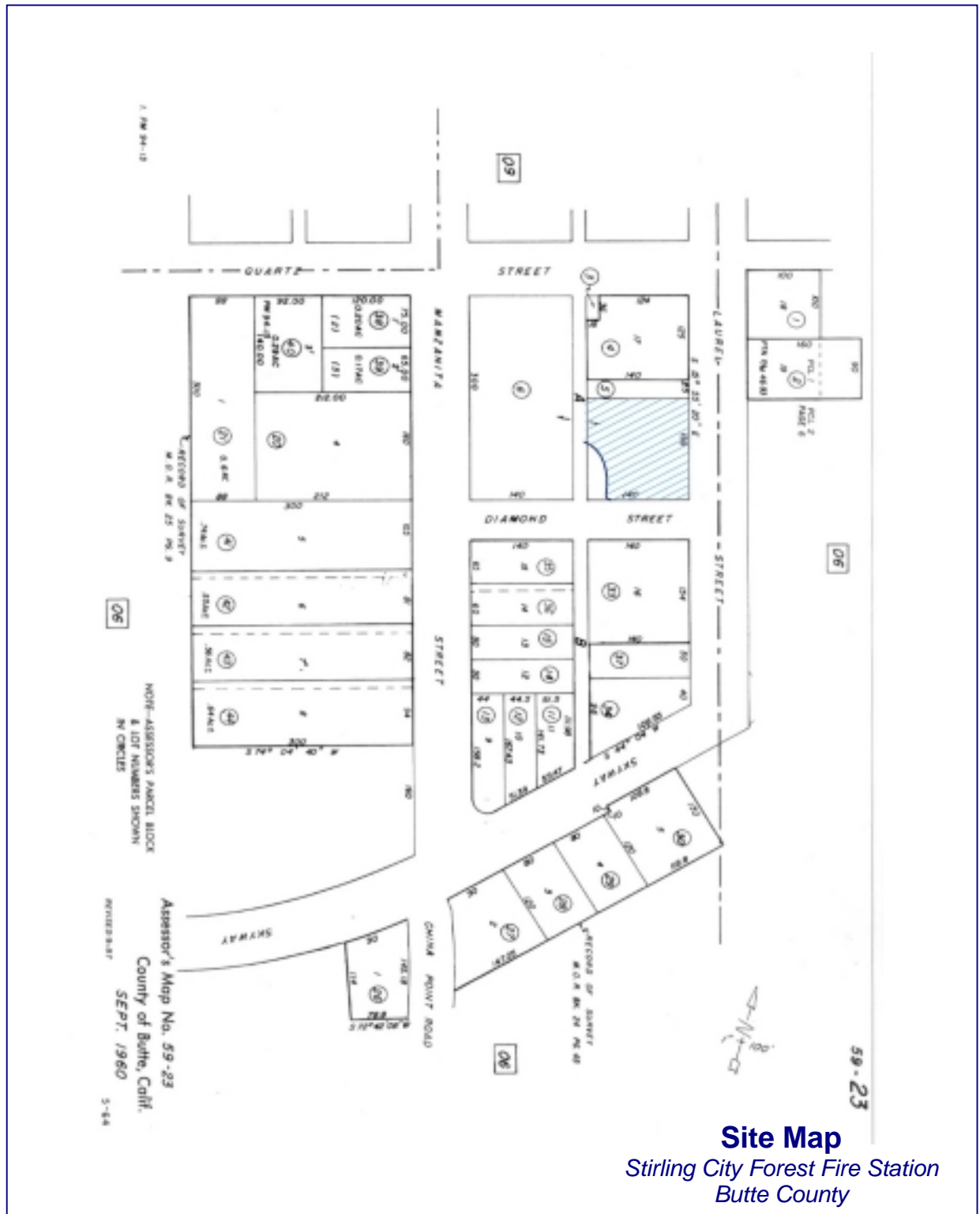
## Department of Forestry & Fire Protection

### STIRLING CITY FOREST FIRE STATION (PORTION)



**Vicinity Map**  
Stirling City Forest Fire Station  
Butte County

# Excess Proprietary Land Department of Forestry & Fire Protection STIRLING CITY FOREST FIRE STATION (PORTION)



**Site Map**  
Stirling City Forest Fire Station  
Butte County

## Excess Proprietary Land

### Department of the California Highway Patrol

#### WILLIAMS AREA OFFICE

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Location	806 North Street at northwest corner of North 7 <sup>th</sup> Street/Old Highway 99, Williams, Colusa County.
Size and Shape	0.75± acre slightly irregular rectangle parcel.
Topography	Level.
Improvements	California Highway Patrol area office damaged by fire.
Present Use	Unoccupied.
Accessibility	The parcel has frontage on two public thoroughfares, North Street & North 7 <sup>th</sup> Street/Old Highway 99.
Reason for Declaring Surplus	Heavy fire damage to structure. Construction repair cost estimation led to a decision to relocate and construct a new area office. Site selection for relocation project is in progress.
Agency Submitting Property	Department of the California Highway Patrol.
Date Acquired and Cost to State	January 7, 1977. Statewide Property Inventory records indicate cost of \$20,000, but title to the property was insured for \$175,500 when the grant deed recorded.
Evidence of State Title	Grant Deed from Edward L. & Betty M. Schultz recorded January 7, 1977 in Book 433, Page 82 of Colusa County records. Certificate of Acceptance by State Public Works Board dated December 21, 1976. Policy of Title Insurance issued by Western Title Insurance Company in the amount of \$175,500, effective January 7, 1977 (Policy Number S73 149968). Secretary of State No. is 57-0059.
Legal Description	Assessor's Parcel Numbers 005-012-002 & 005-012-003.
Encumbrances	The recorded grant deed excepts from the .75 acre property description the south 40 feet (reference Deed recorded April 12, 1950 in Book 165 at Page 83). The parcel is located within Reclamation District No. 2047. The title policy lists a utility right of way easement affecting the property, recorded April 29, 1975 in Book 426 at Page 195.
Estimated Current Market Value	\$138,000 (Pending DGS valuation.)

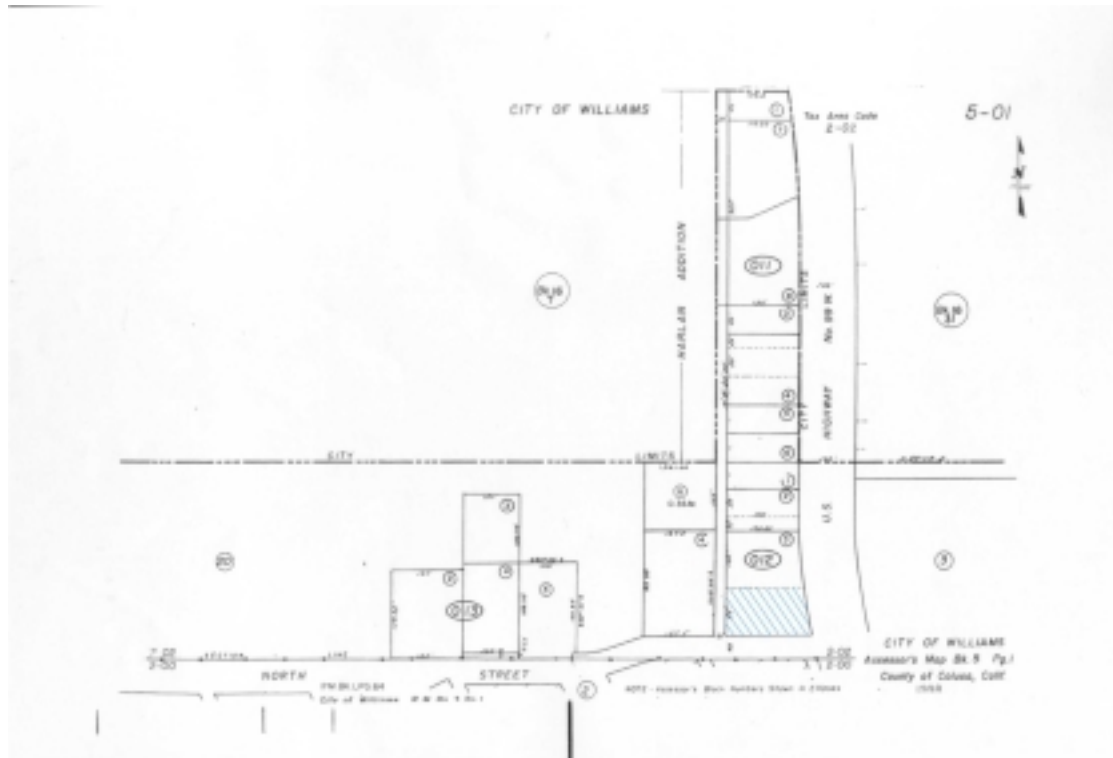
**Excess Proprietary Land**  
**Department of the California Highway Patrol**  
**WILLIAMS AREA OFFICE**

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**Vicinity Map**  
*Williams Area Office*  
*Colusa County*

**Excess Proprietary Land  
Department of the California Highway Patrol  
WILLIAMS AREA OFFICE**



**Site Map**  
*Williams Area Office*  
*Colusa County*

## Excess Proprietary Land

### California Trade & Commerce Agency

#### OAKLAND HOUSE

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Location	6511 Raymond Street, Oakland, Alameda County.
Size and Shape	0.11± acre long rectangle
Topography	Existing residence reveals topography amenable to construction.
Improvements	Single-family dwelling.
Present Use	Residential.
Accessibility	Frontage on Raymond Street.
Reason for Declaring Surplus	Property has reportedly been encumbered by a life estate benefiting occupants who have reportedly died. <b>REPORTS UNCONFIRMED</b>
Agency Submitting Property	California Trade and Commerce Agency.
Date Acquired and Cost to State	Quitclaim Deed recorded January 30, 1976, at undetermined cost. Terms of acquisition were property foreclosure by state agency lender.
Evidence of State Title	Quitclaim Deed recorded January 30, 1976, Number 76-15225 (RE: 4245, 1M: 153), Alameda County Records. Secretary of State No. has not been assigned.
Legal Description	Lot 12, Alcatraz Tract, filed February 25, 1889, Map Book 10. Assessor's Parcel Number 016-1426-032.
Encumbrances	<b>UNCONFIRMED</b>
Estimated Current Market Value	Not estimated.



**Excess Proprietary Land**  
**California Trade & Commerce Agency**  
**OAKLAND HOUSE**

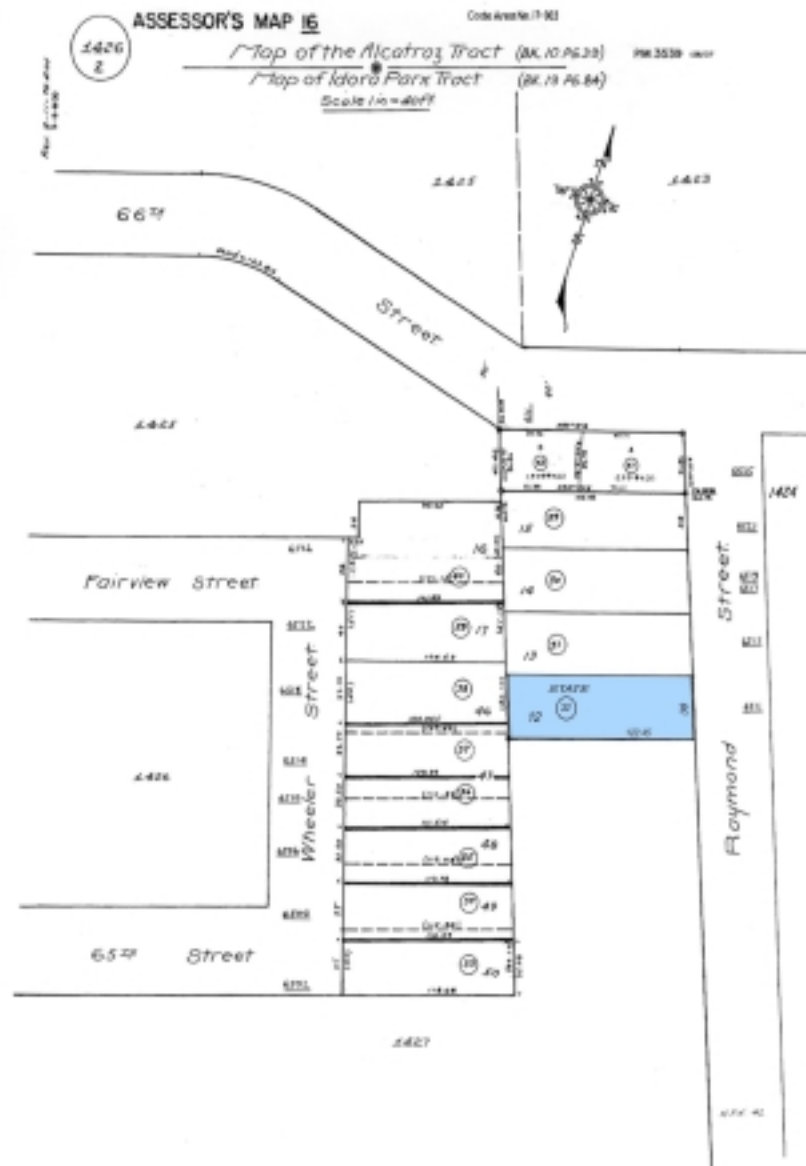
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**Vicinity Map**  
Oakland House  
Alameda County



Excess Proprietary Land  
California Trade & Commerce Agency  
OAKLAND HOUSE



**Site Map**  
Oakland House  
Alameda County

# Excess Proprietary Land

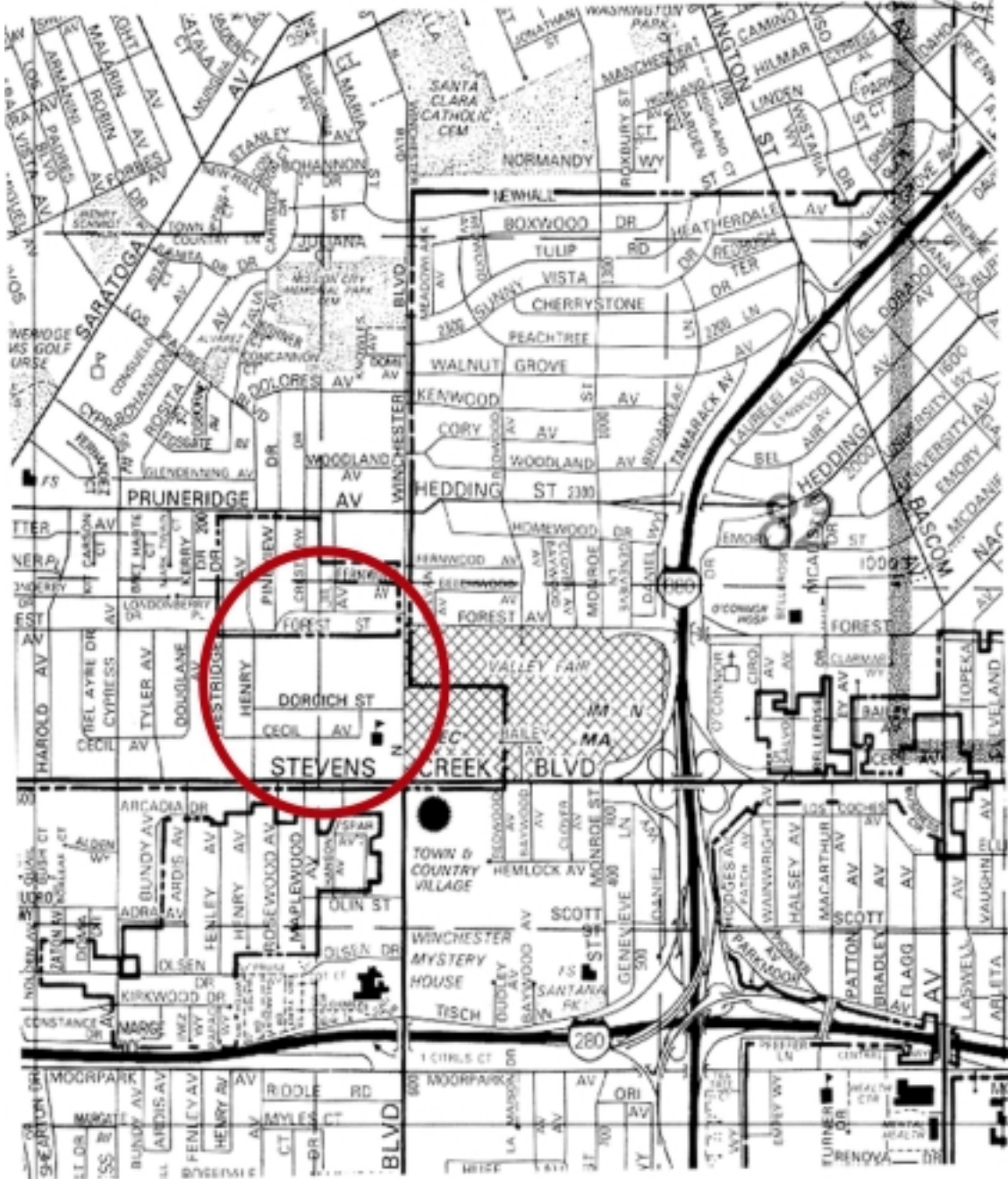
## University of California Regents

### BAY AREA RESEARCH & EXTENSION CENTER

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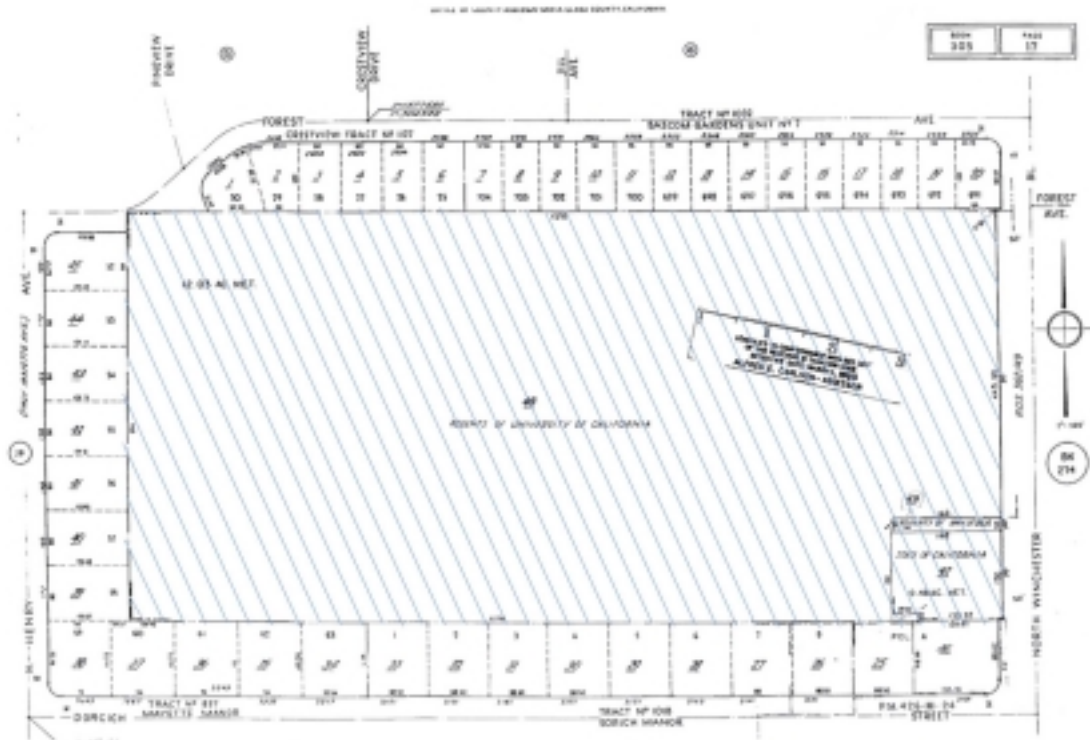
Location	90 North Winchester Boulevard, City and County of Santa Clara.
Size and Shape	17.6± acres; a rectangular-shaped parcel.
Topography	Level.
Improvements	Several buildings.
Present Use	The buildings are used by the University of California as an agricultural research center.
Accessibility	The parcel has frontage on North Winchester Boulevard, a public thoroughfare.
Reason for Declaring Surplus	A resolution by the Regents of the University of California declares the facility as no longer needed for agricultural research.
Agency Submitting Property	University of California Regents.
Date Acquired and Cost to State	Miscellaneous - See directly below.
Evidence of State Title	<p>Indenture from Hiram Cadwallader recorded 9/2/1887, Book 99 at Page 3. 5.3 acres for \$0. Secretary of State No. 69-0002.</p> <p>Deeds from Mr. and Mrs. Osborne recorded 1/28/1924, Volume 54 at Pages 492, 493 and 494. 3.57 acres for \$10, 3 acres for \$ unknown, and 3.43 acres for \$10. Secretary of State No. 69-0003.</p> <p>Indentures from Oak Hill Cemetery Assn. recorded 9/21/1935, Book 739 at Pages 468 &amp; 473. .02 acre for \$150 and 3 lots for \$450. Secretary of State No. 69-0004.</p>
Legal Description	Assessor's Parcel Numbers 303-17-047, 303-17-048, and 303-17-049.
Encumbrances	Indenture recorded 9/2/1887, has extinguished reversionary clauses.
Estimated Current Market Value	\$20,000,000 (preliminary conservative estimate).

**Excess Proprietary Land**  
**University of California Regents**  
**BAY AREA RESEARCH & EXTENSION CENTER**



**Vicinity Map**  
*Bay Area Research &  
Extension Center  
Santa Clara County*

# Excess Proprietary Land University of California Regents BAY AREA RESEARCH & EXTENSION CENTER



## Surplus Proprietary Lands Conveyed During 1999/2000 At Fair Market Value

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### Summary Page

Total Revenue from Conveyances	\$ 4,208,502
Total Number of Parcels	8 Parcels
Total Area	48.11 Acres

*Property descriptions are provided on the pages that follow.*

# Surplus Proprietary Lands Conveyed During 1999/2000 At Fair Market Value

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## Property Descriptions

### Sales Price

#### Employment Development Department

EDD Office, 83-151 Requa Avenue, Indio  
Riverside County (SSL 466) \$ 150,000

0.6 acre, improved with an office building and paved parking. The property was sold to the Hispanic Church of God by Quitclaim Deed recorded October 6, 1999, pursuant to Chapter 1309, Statutes of 1990.

#### Department of Forestry and Fire Protection

Bollinger Canyon Pest Management Facility  
9-36 Holly Court & 18114 Bollinger Canyon Road, San Ramon  
Contra Costa County (SSL 550) \$160,000

11.97 acres, improved with eleven buildings. The property was sold to the East Bay Regional Parks District by Quitclaim Deed recorded November 15, 1999, pursuant to Chapter 193, Statutes of 1996. A portion of the \$160,000 sales price was credited back to the buyer for remediation of toxic conditions, resulting in a net settlement price of approximately \$95,050.

#### Department of General Services

San Francisco Office Building  
525 Golden Gate Avenue, San Francisco  
San Francisco County (SSL 517) \$ 2

0.5 acre improved with an office building. The property was sold to the City and County of San Francisco by Quitclaim Deed recorded June 27, 2000, pursuant to Chapter 429, Statutes of 1993. The nominal purchase price reflects "AS IS WITH ALL FAULTS" terms. The buyer assumed responsibility for demolition of improvements and toxic mitigation.

Veterans Memorial State Office Building  
245 West Broadway Street, Long Beach  
Los Angeles County (SSL 535) \$ 1,900,000

1.7 acres improved with office and parking facilities. The property was sold to 245 West Broadway, LLC by Grant Deed recorded July 14, 1999, pursuant to Chapter 659, and Statutes of 1994. The sale price well over the \$1,485,000 value estimate reflects unforeseen property use dynamics. While the City of Long Beach viewed the aged facility as a future affordable housing project, the DGS forecast office use for 5 years before demolition would be necessary. However the buyer, secured during competitive, open market bidding, envisioned a "Silicon Valley of Los Angeles" telecom lease project. A condition of transfer was the State's assignment of entitlements to office land use, which the City was not expected to otherwise approve.

## Surplus Proprietary Lands Conveyed During 1999/2000 At Fair Market Value

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### Sales Price

Governor's Terrace  
1519 14<sup>TH</sup> Street, Sacramento  
Sacramento County (SSL 600)

\$ 282,500

0.6 acre of land, sold to Capitol Area Development Authority by Grant Deed recorded June 30, 2000, pursuant to Chapter 262, Statutes of 1997 (Capitol Area Plan).

### Department of the California Highway Patrol

CHP Police Academy  
2810-14 Meadowview Road, Sacramento  
Sacramento County (SSL 540)

\$ 613,000

27.46 acres improved with buildings, located at 2810-14 Meadowview Road. Also an easement across 6.1 acres located at 2800 Meadowview Road. The properties were sold to the City of Sacramento by Grant Deeds recorded December 7, 1999, pursuant to Chapter 193, Statutes of 1996. \$41,845 of the sales proceeds remain in escrow to fund remediation of lead-contaminated soil. Reasonable remediation cost determination is pending.

### Military Department

Delano Armory  
705 South Lexington Street, Delano  
Kern County (SSL 555)

\$ 103,000

3.6 acres with improvements, constituting the entire armory facility, sold to the City of Delano by Quitclaim Deed recorded September 17, 1999, pursuant to Chapter 193, Statutes of 1996.

### Department of Motor Vehicles

Long Beach Field Office Site  
2627 Pacific Avenue, Long Beach  
Los Angeles County (SSL 509)

\$ 1,000,000

1.68 acres, the site of a field office destroyed by fire, was sold to M & A GABAE, LP by Quitclaim Deed recorded October 19, 1999, pursuant to Chapter 317, Statutes of 1993. The purchase price is considered to adequately represent fair market pricing, considering the competitive and open market bidding process and the close match between sales price and value range estimate.

## Surplus Proprietary Lands Conveyed During 1999/2000 At Less Than Fair Market Value

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### Summary Page

Total Revenue from Conveyances	\$ 0
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Total Number of Parcels	1 Parcel
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Total Area	57.64 Acres
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*Property description is provided on the page that follows.*



## Surplus Proprietary Lands Conveyed During 1999/2000 At Less Than Fair Market Value

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### Property Description

#### Sales Price

#### Department of Developmental Services

Camarillo Developmental Center (Portion) \$ 0  
1722, 1732, & 1756 Lewis Road, Ventura County (SSL 498)

58± acres, consisting of three improved parcels leased to the County of Ventura, were conveyed to the County pursuant to Chapter 393, Statutes of 1998. The legislation authorized transfer to the County at no cost, conditioned upon county maintenance of the property in perpetuity for public use. The estimated fair market value of the leased fee interest in the property was negligible considering “offsetting benefits” to the State. The County provided the following social services, which the State would otherwise have been responsible for: child crisis care; housing for mentally ill persons; and a facility for retarded citizens. The Correction Quitclaim Deed dated February 18, 1999, recorded August 20, 1999.

# Surplus Proprietary Lands Pending Disposition

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## Summary Page

Total Number of Parcels	75 Parcels
Total Area	6,202.13 Acres

*Property descriptions are provided on the pages that follow.*

## Surplus Proprietary Lands Pending Disposition

Authority	Surplus # (SSL)	Project/Location	County	Acres (Est.)	Status	Value Estimate	
Department of Boating and Waterways							
	417/96	537	Long Beach Marina Long Beach	Los Angeles	1.32	Sale of marina to City of Long Beach is on hold, as federal funds to operate marina are conditioned on State ownership. Operating agreement with City is effective until March, 2014.	\$18,000
Department of Corrections							
	770/00		California Institute for Men, Chino (Portion)	San Bernardino	350	Potential land use studies are underway.	\$60,000,000
	193/96	559P	Calipatria State Prison (Portion), Calipatria	Imperial	802	This is buffer zone for lease use only. The DGS PSB manages a 520-acre lease & a 282-acre lease.	Not known
	417/96 193/96	558P	Centinella State Prison (Portion) Imperial	Imperial	1200	This is buffer zone for lease use only. The DGS PSB manages a lease to a single tenant.	\$3,200
	695/92	497	Los Angeles Reception Center (Portion) Los Angeles	Los Angeles	16.8	Pending exercise of option to purchase by City of Los Angeles Community Redevelopment Agency.	\$9,880,000
	695/92	497-1	Los Angeles Reception Center (Portion) Los Angeles	Los Angeles	3.2	Agreement for sale to Alameda Corridor Transportation Authority is in DGS legal review.	\$1,800,000
Department of Developmental Services							
	193/96	541	Agnews Developmental Center, West Campus (Portion)	Santa Clara	16	Original surplus acreage was 292+- gross acres. 82.5 gross acres sold in 1998 to Sun Microsystems for \$14,249,000. Rivermark Partners is about to close escrow on 193+- gross acres at a price of \$190 million. Remainder available is 16+- net acres, valued at about \$25 million.	\$25,000,000
	193/96	553P	Fairview Developmental Center (Portion) Costa Mesa	Orange	32	Acreage being reviewed for adjustment.	Not known
	417/96	579P	Lanterman Developmental Center	Los Angeles	41.01	Exact acreage to be determined through study by DGS and Department of Developmental Services.	Not known
	417/96	580P	Porterville Developmental Center (Portion)	Tulare	345	Involves two parcels to be marketed to developers for wetland mitigation and wildlife preservation. The Department of Fish and Game to manage the parcels in perpetuity.	Not known
	323/83	305	Sonoma Developmental Center (Northeast corner portion) Eldridge	Sonoma	41	Sale of this vacant land to the Sonoma County Agricultural Preservation & Open Space District is pending DGS appraisal review. Value estimate reflects \$28,000/acre.	\$1,148,000
	193/96 1144/96	577P	Sonoma Developmental Center (Portion) Eldridge	Sonoma	250	This 250 net acres of orchard property may only be leased as agricultural or open space, or conveyed for open space use or inclusion in Jack London State Park. Environmental study is pending completion.	Potential lease revenue from vineyard use is \$500,000/ year.
Employment Development Department							
	1309/90	465	EDD Office 1924 Q Street, Bakersfield	Kern	0.74	The EDD vacated the building & recently advised the DGS to move forward with disposal.	\$950,000
	625/91	488	EDD Office 660 Tule Street, Mendota	Fresno	0.43	The EDD recently advised DGS to move forward with disposal of the property. Federal equity is 80.43 percent of value.	\$126,000
	625/91	492	EDD Office 240 West 7th Street, Chico	Butte	0.63	Building is fully occupied, with no vacancy planned. Possible future request that the parcel be rescinded. Federal equity is 80.89 percent of value.	\$500,000
	625/91	493	EDD Office 342 & 346 Front Street, Salinas	Monterey	1.17	Federal equity, comprising 100 percent of property value, has been transferred to the City of Salinas at \$0 purchase price. The State will convey legal title after the City completes due diligence.	\$945,000
	430/93	516	Oakland Office Building 1111 Jackson Street, Oakland	Alameda	N/A	This property sold 12/2/98. Federal government wants return of its 17.84 percent equity & portion of buyer's interest cost; but, EDD won't give interest money to the federal government. Buyer to pay in full shortly (\$2 million principal, 7percent interest accruing from 1999, & \$7,000 late fee).	N/A

## Surplus Proprietary Lands Pending Disposition

Authority	Surplus # (SSL)	Project/Location	County	Acres (Est.)	Status	Value Estimate
391/94	531	Baldwin Avenue Stormwater Detention Basin, Oroville	Butte	0.14	Sale of the .14 acre site to City of Oroville closed escrow 11/27/00. Will report in FY 2000/01. Price is based on fair market value estimate of \$0.75/s.f. There is no federal equity in the property.	\$4,500
391/94	531-1	Baldwin Avenue Remainder, Oroville	Butte	1.7	1.7 acres are not yet disposed of. Value estimate reflects \$0.75/s.f. There is no federal equity in the property.	\$55,500
417/96	584	EDD Office 146 Market Street, Colusa	Colusa	0.33	The EDD has requested that this property be rescinded in the surplus bill. The Yuba Community College District has a ground lease interest until 2005. The value estimate consists of \$61,200 for the land & \$107,000 for the modular office. While there is no federal equity in the land, the modular building was purchased using federal funds.	\$168,200
731/98	597	EDD Office 1204 E Street, Marysville	Yuba	1.4	The EDD occupies 15percent of the facility, & recently agreed to vacate upon 30 days notice of a planned conveyance. Federal equity is 100 percent of property value. Yuba County is interested in the property. A DGS appraisal update has been ordered.	\$525,000
731/98	599	EDD Office 343 21st Street, Richmond (Property also fronts on 22nd Street.)	Contra Costa	1.72	The Richmond Police Activities League seeks to acquire fee title to the improved property at \$0 price, pending federal authorization. The city will lease the property in the interim. Federal equity is 100 percent of property value.	\$1,330,000
870/99	603	1301 Pine Street, Redding	Shasta	0.98	The EDD has requested that this parcel be rescinded in the surplus bill. (The parcel was previously surplus & rescinded as SSL # 467.) Federal equity is 81.3 percent of property value.	\$780,000
<b>Department of Fish and Game</b>						
1190/83	307-1	Former headquarters parking area, north of open ditch, Redding	Shasta	0.59	The DGS APE Branch budget change proposal for construction project was rejected by Finance. Parcel is used by DGS & DMV for parking.	\$102,000
620/89	438-1	Rio Vista North Fishing Access 1A, Rio Vista	Solano	1.3	1.3+ acres are not yet disposed of. (1 acre SSL #438 sold in 9/97.) Buyer interest appears strong. DWR leases the parcel, with a lease extension expiring 2/28/01. Title history & legal description are in the DGS legal review. A DGS appraisal update has been ordered.	\$85,000
<b>Department of Forestry and Fire Protection</b>						
731/98	596	Sutter Hill Forest Fire Station, Highway 49 (South portion)	Amador	0.544	Underlying fee in the site to be sold to County of Amador. County already has an easement interest in the property.	\$1,000
731/98	602	Call Mountain Lookout	San Benito	1.31	Negotiation for a like kind exchange with adjoining property owner is underway. State has a telecom lease on adjoining owner's property.	\$2,000
870/99	604	Cohasset Forest Fire Station, Cohasset	Butte	6.86	Offered to state and local governmental agencies. Soon to be offered to the general market. Anticipated use is homesite. The DGS appraisal is in management review.	\$57,000
870/99	605	Sage Forest Fire Station, Hemet (Portion)	Riverside	0.11	Property is leased to the Riverside County Fire Department, which is spending \$150,000 to construct a fire apparatus building onsite. The DGS is preparing a lease to be effective until 6/30/24.	Not known
870/99	606	Lyons Valley Forest Fire Station, Jamul	San Diego	0.66	City of San Diego is interested in the property. The DGS appraisal has been ordered.	Not known
870/99	607	Loma Rica Forest Fire Station, Marysville (Portion)	Yuba	0.06	Property is leased to the Browns Valley Community Services District, which is spending \$150,000 to construct a fire apparatus building onsite. The DGS is preparing a lease to be effective until 6/30/24.	Not known
193/96	564P	Miramonte Conservation Camp, Miramonte	Fresno	Not known	Excess land determination is on hold pending design of a new fire station. Acreage to be determined with agency consent.	Not known
<b>Department of General Services</b>						
193/96	552P	107 South Broadway, Los Angeles	Los Angeles	3.66	Building has seismic safety issues. Relocation of tenants & telecom equipment underway. 100 percent vacancy expected by 12/01. Federal government interested in parcel for courthouse use.	\$7,000,000

## Surplus Proprietary Lands Pending Disposition

Authority	Surplus # (SSL)	Project/Location	County	Acres (Est.)	Status	Value Estimate
770/00	613	Alder Park, Kenwood (Portion)	Sonoma	2.64	The surplus bill authorizes conveyance of this parcel to the County of Sonoma at less than fair market value.	\$150,000
GC 14664 (b)(1)(A)	614	Butterfield Way Office Site, Rancho Cordova	Sacramento	N/A	This is to clarify that the 1 acre excess property reported previously as "Property to be declared Surplus 1999" will not be surplus. Authority to convey the property to Sacramento Regional Transit Authority is pursuant to Government Code Section 14664(b)(1)(A). This is an exchange for land needed for the Franchise Tax Board Phase III project. Estimated property value is \$297,000.	N/A
262/97		CADA Site 13 Ron Mandella Garden 14th, 15th, P & Q Streets, Sacramento	Sacramento	2.05	CADA to buy parcel, then resell to a developer. Pending approved appraisal.	Not known
262/97	593P	CADA Warehouse 1101 & 1108 R Street, Sacramento (APN 009-0075-001)	Sacramento	1.18	CADA to buy parcel in 6+- months, then resell to a developer. CADA seeking federal \$300,000 for toxic clean up. Value estimate of \$0 reflects some toxics to remain on site at time of property transfer.	\$0
870/99	601	Land at office project used by FTB, Butterfield Way & Highway 50, Rancho Cordova APN 068-0210-027	Sacramento	2.388	The FTB wants to use property as a construction staging area in the near term. Adjacent property owner Syufy wants to buy the property, & negotiations are underway.	\$624,000
193/96	547	Land, excluding improvements, at 17th Street Commons, Sacramento	Sacramento	N/A	Project developer Capital Area Development Authority (CADA) previously acquired a long term ground lease, & desired eventual fee title to the land. However, when CADA was pressured into buying the condominium improvements to prevent lender foreclosure, transfer of fee title was cancelled. CADA's interest to remain leasehold.	N/A
1266/82	288	Patton State Hospital, 3200 Highland Avenue (Portion) San Bernardino	San Bernardino	24.71	Property is leased to California Golf Holdings for 30 years, beginning August, 1997. Lessee plans to construct a golf course. Toxics on the site have been cleaned since the lease began. Prior to toxic clean-up, the property had nominal value. (This property was reported last year under Department of Mental Health.)	Not known
430/93	524	San Bernardino Office Building, 303 West 3rd Street, San Bernardino	San Bernardino	1.79	Sale of the property to 303 LLC is anticipated by mid-February, 2001. Sale price of \$1,000,000 reflects competitive market bidding.	\$1,000,000
568/95	549	San Diego Office Building, 1350 Front Street, San Diego	San Diego	2.68	State may rebuild on the site, pending study by the DGS APE Branch.	\$2,369,000
1526/65	534	State Burial Site, Sacramento	Sacramento	0.106	The City of Sacramento seeks conditional fee title. Disposition on hold pending possible request to rescind.	Not known
<b>Department of Health Services</b>						
417/96	545	2002 Acton Street Laboratory, Berkeley	Alameda	0.51	The City of Berkeley's option to purchase the property expires 1/31/01. The City has requested an extension till a plan use permit is issued. State is agreeable to an extension.	\$748,000
649/96	587	2151 Berkeley Way Laboratory, Berkeley	Alameda	2.4	Surplus bill authorizes conveyance of this improved property to UC Berkeley within 18-36 months after DHS vacates.	\$7,600,000
784/97	589	1449 West Temple Street, Los Angeles	Los Angeles	1.11	Rescinded in 2000 surplus bill (770/00). Project closed in FY 2000/01.	Not known
784/97	590	5545 East Shields Avenue, Fresno	Fresno	1.37	The Military Dept. occupies the premises with an interagency agreement until 1/31/01. A transfer of control to the Military Dept. at fair market value was approved by DGS legal & is pending DHS signature.	\$110,000
770/00	615	6250 Lambie Road	Solano	49.14	The DHS is reexamining program needs to determine possible rescission of all or a portion of this parcel.	\$175,000
<b>Department of California Highway Patrol</b>						

## Surplus Proprietary Lands Pending Disposition

Authority	Surplus # (SSL)	Project/Location	County	Acres (Est.)	Status	Value Estimate
625/91	478	Merced CHP Office, 1800 East Childs Avenue	Merced	N/A	The 1.92 acre parcel sold on 6/10/96 for \$415,000. Payment terms were \$49,925 yearly, with the last payment due 6/10/06. However, the buyer defaulted on payments. DGS legal is reviewing buyer's foreclosure.	N/A
625/91	479	Navaho Road at Highway 50, Meyers	El Dorado	0.73	This property will be occupied by CHP till 8/01 or later, while relocation plans are in progress. A value update may be required prior to a transfer.	\$256,000
625/91	482	19055 Portola Drive, Salinas	Monterey	0.94	This property is occupied by CHP while relocation plans are in progress.	\$500,000
193/96	540-1	Office used by OES 2800 Meadowview Road, Sacramento	Sacramento	4.74	The City of Sacramento to exercise purchase option after OES vacates & DGS completes environmental review of contaminated soil remediation.	\$170,000
<b>Department of Mental Health</b>						
1035/73	139	Mendocino State Hospital (Portion)	Mendocino	N/A	737 acre parcel sold several years ago, but toxic cleanup is incomplete. Site inspection report is in DGS legal review.	N/A
193/96	557P	Napa State Hospital (Portion)	Napa	23	The DMH has requested that this parcel be rescinded in the 2001 surplus bill.	Not known
193/96	569P	Metropolitan State Hospital (Portion) Norwalk	Los Angeles	14.8	The DMH has requested that this parcel be rescinded in the 2001 surplus bill.	Not known
417/96	581P	Atascadero State Hospital (Portion)	San Luis Obispo	19.5	The DMH is studying program needs & might request that the parcel be rescinded in surplus bill.	Not known
417/96	582P	Patton State Hospital (Portion) San	San Bernardino	77	The DMH is studying program needs & might request that the parcel be rescinded in surplus bill.	Not known
<b>Military Department</b>						
731/98	598	58th Street Armory, Sacramento	Sacramento	6	Disposition is on hold while relocation plans are underway. St. Francis Catholic High School is interested in the property.	Not known
193/96	570P	Camp San Luis Obispo	San Luis Obispo	1981.1	Studies that show inadequate water & sewer utilities to the property are pending agency review.	\$76,000,000
770/00	358	Concord Armory, Concord (Portion)	Contra Costa	3.04	Surplus bill authorizes negotiation with City of Concord for market value property exchange.	Not known
193/96	571P	Escondido Armory	San Diego	0.7	Disposal on hold pending further study by Military. Acreage to be determined with agency consent.	Not known
193/96	573P	Merced Armory	Merced	1.45	Disposal on hold pending further study by Military. Acreage to be determined with agency consent.	Not known
770/00	518	Quincy Armory (Portion)	Plumas	3.62	Surplus bill authorizes conveyance of this property to Plumas County at \$0 price for public recreation use. The property includes 1.22 acres in use as a waste transfer site, & 2.4 additional acres.	Not known
193/96	574P	Salinas Armory	Monterey	1	No significant asset development opportunities found. Pending request to rescind in surplus bill.	Not known
193/96	556-1	San Diego Armory (Portion)	San Diego	3	2 of original 5 acres was sold to the Department of Corrections in January, 1999 (FY 1998/99). The three remaining acres are leased to the Children's Center until October 2008, with a 10 year option until October 2018.	\$165,000
1384/84	329	San Jose Armory	Santa Clara	5.54	Pending investigation of toxic contamination & agency approval to proceed with disposal.	\$3,800,000
417/96	583P	Santa Cruz Armory	Santa Cruz	40	Pending request to rescind in surplus bill.	Not known
193/96	575P	Visalia Armory	Tulare	2.88	A U.S. Congressman's constituent wants to buy the parcel, but Military identifying possible need due to increased recruitment.	\$200,000
193/96	576P	Willows Armory	Glenn	2.84	Disposal on hold pending further study by Military. Acreage to be determined with agency consent.	Not known
<b>Department of Motor Vehicles</b>						
625/91	485	615 Locust Street, Redding	Shasta	1.3	The DGS APE Branch budget change proposal for construction project was rejected by Finance. EDD has a modular building onsite, with short-term lease.	\$300,000
<b>Department of Parks &amp; Recreation</b>						
770/00	N/A	Ahjumawi Lava Springs State Park	Shasta	580	Surplus bill authorizes property exchange with Pacific Gas & Electric Company. The DPR is managing disposal of this parcel.	Not known
784/97	N/A	William B. Layton Park, Tahoe State Recreation Area, Tahoe City	Placer	0.04	The DPR has requested that this property be rescinded in the surplus bill.	

## Surplus Proprietary Lands Pending Disposition

Surplus Authority # (SSL)			Project/Location	County	Acres (Est.)	Status	Value Estimate
Department of Youth Authority							
761/76	195	Ventura School 3100 Wright Road, Oxnard (Portion)	Ventura	39.51	The CCC is pursuing special legislation to acquire 22+- acres. The DYA wants to retain west portion of the parcel. County flood control easement (Beardsley Wash) across east edge of site limits usability.		\$670,000
1087/85	357-1	Northern California Youth Center, Stockton (Portion)	San Joaquin	95.95	Groundwater is contaminated with volatile organic compounds. Responsible owner of adjacent landfill is conducting well monitoring. Not saleable in its contaminated condition. Leased to a private party.		\$257,000
1087/85	357-3	Northern California Youth Center, Stockton (Portion)	San Joaquin	78.71	Groundwater is contaminated with volatile organic compounds. Responsible owner of adjacent landfill is conducting well monitoring. Not saleable in its contaminated condition. Leased to a private party.		\$273,000
Totals				6,202.13			